



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236

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ARCHITECTURAL REVIEW BOARD

THURSDAY, JUNE 12, 2003

**THE CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

BOARD MEMBERS

CHAIR, YARMILA KENNETT
VICE-CHAIR, ROD MARTIN
JAMES FRUIT
JERRY PYLE
VACANCY

REGULAR MEETING –7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Architectural Review Board meetings:

- *All Architectural Review Board proceedings are tape-recorded.*
- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*

- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: May 1, 2003 and May 15, 2003

OLD BUSINESS:

1. SITE REVIEW, SR-03-06: SAN PEDRO-CITY OF MH PUMP STATION:

A request for site, architectural, and landscape approval for the construction of a 703 sq. ft. pump house structure. The proposed structure is located on a 35-acre lot in the Public Facilities zoning district. (APN 817-13-001)

Recommendation: Adopt Resolution No. 03-014, approving request.

2. SITE REVIEW, SR-03-07: E. MAIN-CITY OF M H PUMP STATION:

A request for site, architectural, and landscape approval for the construction of a 551 sq. ft. pump house structure. The proposed structure is located on a 0.33-acre lot in the R1-7,000 zoning district. (APN 726-16-029)

Recommendation: Adopt Resolution No. 03-015, approving request.

NEW BUSINESS:

3. SITE REVIEW, SR-03-08: MONTEREY-MORENO: A request to approve site, architectural, and landscape plans for a proposed 4,300 sq. ft. commercial building on a 14,100 sq. ft. vacant lot located on the west side of Monterey Rd., approximately 90 ft. south of Cosmo Ave. The proposed building is located in the General Commercial (CG) zoning district. (APN 767-18-002)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-016, approving request.

4. **SITE REVIEW, SR-03-04: CONDIT-THE FORD STORE:** A request for site, landscape and architectural plan approval for the construction of a 30,027-sf Ford Dealership on an approximate six-acre lot. The subject site is zoned Planned Unit Development (Highway Commercial) and is located between Condit Rd. and Hwy 101, north of E. Dunne Ave. (APN 728-17-019)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-017, approving request.

ANNOUNCEMENTS:

ADJOURNMENT:

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.

HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.